

CITY OF LACEY

AN ORDINANCE MAKING CERTAIN HOUSEKEEPING CHANGES TO TITLE 14 OF THE LACEY MUNICIPAL CODE, REPEALING THE EXISTING ELECTRICAL CODE LACEY MUNICIPAL CODE CHAPTER 14.13 AND ADOPTING A NEW ELECTRICAL CODE LACEY MUNICIPAL CODE CHAPTER 14.13, ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE AS AMENDED LACEY MUNICIPAL CODE SECTION 14.16.016, AMENDING LACEY MUNICIPAL CODE SECTIONS 14.04.010, 14.04.015, 14.04.016, 14.05.010, 14.05.015, 14.06.010, 14.07.010, 14.07.015, 14.14.040, 14.16.010, AND 14.16.020, AND APPROVING A SUMMARY FOR PUBLICATION.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:**

**Section 1. Section 14.04.010 of the Lacey Municipal Code is hereby amended to read as follows:**

**14.04.010 Adopted.** There is adopted and by this reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the International Building Code, 2003 Edition, as amended by WAC 51-50, including the Appendix Chapters E as further amended by WAC 51-50, F, G, I and J therein, and the International Residential Code, 2003 Edition, as amended by WAC 51-51, including Appendices A, B, C, D, G, H, J, and K and L, as the Building Code and Standards of the city; provided that those sections of the International Building Code set forth in Section 14.04.015 and those sections of the International Residential Code set forth in Section 14.04.016 are amended to read as set forth in said section.

**Section 2. Section 14.04.015 of the Lacey Municipal Code is hereby amended to read as follows:**

**14.04.015 Amendments--Addition.** The following sections of the International Building Code as adopted in Section 14.04.010 are amended to read as follows:

~~Section 101.2 Scope. Exception 1, amended as follows:~~

~~Detached one through four unit dwellings and multiple single family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the *International Residential Code*.~~

~~Add new definition to Section 202:~~

~~Family Child Day Care Home, is a child day care facility, licensed by the state, located in the family abode of the person or persons under whose direct care and supervision the child is placed, for the care of twelve or fewer children, including children who reside at the home.~~

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~~Section 310.1, R-3, amended: Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2, R-4 or I and where buildings do not contain more than two dwelling units as applicable in Section 101.2, adult family homes, or adult or family child day care homes or facilities that provide accommodations to five or fewer adults or twelve or fewer children for less than 24 hours. Adult and child care facilities that are within a single family home are permitted to comply with the *International Residential Code* in accordance with Section 101.2.~~

~~Add new section 310.3, as follows: Adult Family Homes.~~

~~310.3.1 General.~~

~~This section shall apply to all newly constructed adult family homes and all existing single family homes being converted to adult family homes. This section shall not apply to those adult family homes licensed by the State of Washington Department of Social and Health Services prior to July 1, 2001.~~

~~310.3.2 Submittal Standards.~~

~~In addition to those requirements in Section 106, the submittal shall identify the project as a Group R, Division 3 Adult Family Home Occupancy. A floor plan shall be submitted identifying the means of egress and the components in the means of egress such as stairs, ramps, platform lifts and elevators. The plans shall indicate the rooms used for clients and the sleeping room classification of each room.~~

~~310.3.3 Sleeping Room Classification.~~

~~Each sleeping room in an adult family home shall be classified as:~~

- ~~1. Type S where the means of egress contains stairs, elevators or platform lifts.~~
- ~~2. Type NS1 where one means of egress is at grade level or a ramp constructed in accordance with Chapter 11 is provided.~~
- ~~3. Type NS2 where two means of egress are at grade level or ramps constructed in accordance with Chapter 11 are provided.~~

~~310.3.4 Types of Locking Devices.~~

~~All bedroom and bathroom doors shall be openable from the outside when locked.~~

~~Every closet shall be readily openable from the inside.~~

~~310.3.5 Smoke Alarm Requirements.~~

~~All adult family homes shall be equipped with smoke alarms installed as required for all R-3 occupancies. Alarms shall be installed in such a manner so that the fire warning may be audible in all parts of the dwelling upon activation of a single device.~~

~~310.3.6 Escape Windows and Doors.~~

~~Every sleeping room shall be provided with emergency escape and rescue windows as required for R-3 occupancies.~~

~~310.3.7 Fire Apparatus Access Roads and Water Supply for Fire Protection.~~



~~Adult family homes shall be served by fire apparatus access roads and water supplies meeting the requirements Chapter 5 of the Fire Code for new construction.~~

~~Add new Section 313, as follows:~~

~~Section 313 Requirements for Group LC Occupancies~~

~~313.1 Group LC Occupancies Defined:~~

~~Group LC Occupancies shall include buildings, structures, or portions thereof, used for the business of providing licensed care to clients in one of the following categories regulated by either the Washington Department of Health or the Department of Social and Health Services:~~

- ~~1. Adult residential rehabilitation facility.~~
- ~~2. Alcoholism intensive inpatient treatment service.~~
- ~~3. Alcoholism detoxification service.~~
- ~~4. Alcoholism long term treatment service.~~
- ~~5. Alcoholism recovery house service.~~
- ~~6. Boarding home.~~
- ~~7. Group care facility.~~
- ~~8. Group care facility for severely and multiple handicapped children.~~
- ~~9. Residential treatment facility for psychiatrically impaired children and youth.~~

~~EXCEPTION:~~

~~Where the care provided at an alcoholism detoxification service is acute care similar to that provided in a hospital, the facility shall be classified as a Group I, Division 1.1 hospital.~~

~~313.2 Construction, Height and Allowable Area:~~

~~313.2.1 General:~~

~~Buildings or parts of buildings classed in Group LC because of the use or character of the occupancy shall be limited to the types of construction set forth in this section.~~

~~313.2.1.1 Type of construction:~~

~~Except as provided herein, LC Occupancy buildings may be of any construction type allowed in this code and shall not exceed the limits specified in Sections 504, 505 and 506.~~

~~Group LC Occupancies which are licensed for more than six clients and which are more than two stories in height or which have more than 3,000 square feet (279 m<sup>2</sup>) above the first story shall not be less than one-hour fire resistive construction throughout.~~

~~EXCEPTION:~~

~~Buildings which are licensed for not more than 16 clients may be of Type V-B construction provided:~~

- ~~1. The entire building has an interior wall and ceiling covering consisting of 1/2 inch gypsum wall board or an approved equal installed in accordance with Section 2508; and,~~
- ~~2. An approved smoke detection system, supervised by an approved central, proprietary or remote station service, is installed throughout the entire structure and is interconnected with any required sprinkler system.~~

~~For attic space partitions and draft stops, see Section 717.~~

~~313.2.1.2 Area and height.~~

~~Buildings classified as Group LC Occupancy shall not exceed, in area or height, the limitations set forth in Table 503 for Group R, Division 2 Occupancies.~~

~~EXCEPTION:~~

~~LC Occupancies licensed for six or fewer clients may be of unlimited area provided they are limited to three stories or less.~~

~~313.2.1.3 Mixed Occupancies.~~

~~Group LC Occupancies shall be separated from Group H Occupancies by a four hour fire resistive occupancy separation and shall be separated from all other occupancies by a one hour fire resistive assembly.~~

~~EXCEPTIONS:~~

~~1. An occupancy separation need not be provided between a Group LC Occupancy licensed for 16 or fewer clients and a carport having no enclosed use above, provided the carport is entirely open on two or more sides.~~

~~2. In a Group LC Occupancy licensed for 16 or fewer clients, the one hour occupancy separation between a Group LC Occupancy and a Group U, Division 1 Occupancy, may be limited to the installation of materials approved for one hour fire resistive construction on the garage side and a self-closing, tight fitting solid wood door 1 3/8 inches (35 mm) in thickness, or a self-closing tight fitting door having a fire protection rating of not less than 20 minutes when tested in accordance with NFPA 252 or UL 10C, without the hose stream test, is permitted in lieu of a one hour fire assembly. Fire dampers need not be installed in air ducts passing through the wall, floor or ceiling separating a Group LC Occupancy from a Group U Occupancy, provided such ducts within the Group U Occupancy are constructed of steel having a thickness not less than 0.019 inch (0.48 mm) (No. 26 galvanized sheet gage) and having no openings into the Group U Occupancy.~~

~~3. An occupancy separation need not be provided between a Group LC, Boarding Home Occupancy and a Group R, Division 2 Occupancy.~~

~~313.3 Location on Property.~~

~~For fire resistive protection of exterior walls and openings, as determined by location on property, see Section 503 and Chapter 6. For the purpose of this determination, LC Occupancies licensed for six or fewer clients shall comply with provisions for Group R,~~

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~~Division 3 Occupancies; and all other LC Occupancies shall comply with provisions for Group R, Division 2 Occupancies.~~

~~313.4 Access, Means of Egress, and Emergency Escape.~~

~~313.4.1 Evacuation capability.~~

~~Evacuation capability is the ability of the clients of a licensed care facility to respond to an emergency situation and either evacuate a building or move to a point of safety. Clients shall be classified in one of the following levels:~~

~~I persons physically and mentally capable of walking or traversing a normal path to safety, including the ascent and descent of stairs, and capable of self preservation, without the physical assistance of another person.~~

~~II persons physically and mentally capable of traversing a normal path to safety with the use of mobility aids, but unable to ascend or descend stairs without the physical assistance of another person.~~

~~III persons physically or mentally unable to walk or traverse a normal path to safety without the physical assistance of another person.~~

~~313.4.2 Means of egress.~~

~~Means of egress shall be provided as specified in Chapter 10. For the purpose of determining egress requirements, Group LC Occupancies shall be considered to have an occupant load factor of 300. At least two means of egress shall be required when the number of occupants (clients and staff) is 10 or more. For all other requirements of Chapter 10, Group LC Occupancies licensed for six or fewer clients shall comply with provisions for Group R, Division 3 Occupancies; and all other Group LC Occupancies shall comply with provisions for Group R, Division 2 Occupancies.~~

~~EXCEPTIONS:~~

~~1. Means of egress illumination required by Section 1006 need not be provided in any Group LC Occupancy licensed for six or fewer clients.~~

~~2. In LC Occupancies with an approved automatic fire sprinkler system and approved automatic fire alarm system, waiting and resting areas may be open to the corridor provided:~~

~~2.1 Each rest area does not exceed 150 square feet, excluding the corridor width; and~~

~~2.2 Walls defining the space shall continue the construction of the corridor's wall; and~~

~~2.3 The floor on which the rest area or areas are located is divided into at least two compartments by smoke barrier walls of not less than one hour fire-resistive construction meeting the requirements of Chapter 7; and~~

~~2.4 Combustible furnishings located within the rest area are flame resistant as defined by International Fire Code Section; and~~

~~2.5 Emergency means of egress lighting is provided as required by Section 1006 to illuminate the area.~~

~~313.4.3 Accessibility.~~

~~In new construction, Group LC Occupancies regardless of the number of clients shall comply with accessibility standards for Group R, Division 2 apartment buildings or congregate residences as specified in Chapter 11.~~

~~Where a Group LC Occupancy is being established by change of occupancy in an existing building, the building shall be altered to comply with apartment building or congregate residence provisions of Chapter 11 if any client is a person with disability. The alterations shall provide the minimum necessary access appropriate for the disabilities of clients. Any alteration, whether to accommodate a client with disability or for another purpose, shall comply with Part III of Chapter 11.~~

~~313.4.4 Emergency escape.~~

~~313.4.4.1 Location of sleeping rooms. In every licensed care facility, all sleeping rooms occupied by clients with an evacuation capability of II or III shall be located on a grade level floor which provides not less than two means of egress which do not require clients to use stairs, elevator, or platform lift to exit the facility.~~

~~EXCEPTIONS:~~

- ~~1. In a Group LC Occupancy licensed to provide care to two or fewer clients with an evacuation capability of II or III and six or fewer total clients, only one means of egress which does not require clients to use stairs, elevator or platform lift to exit the facility need be provided.~~
- ~~2. Sleeping rooms for clients with an evacuation capability of II or III may be located on floors other than at grade level, provided the facility is divided into at least two compartments by smoke barriers of not less than one hour fire resistance meeting the requirements of Chapter 7.~~

~~313.4.4.2 Escape windows and doors.~~

~~Every sleeping room below the fourth story (including basements) shall have at least one operable window or door approved for emergency escape or rescue which shall open directly into a public street, public alley, yard or exit court. The emergency window shall be operable from the inside to provide a full, clear opening without the use of separate tools.~~

~~EXCEPTION:~~

~~The window or door may open into an atrium complying with Section 404 provided the window or door opens onto an exit access balcony and the sleeping room has an exit or exit access doorway which does not open into the atrium.~~

~~Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet (0.53 m<sup>2</sup>). The minimum net clear openable height dimension shall be 24 inches (610 mm). The minimum net clear openable width dimension shall be 20 inches (508 mm). When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches (1118 mm) above the floor.~~



~~—Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells at escape and rescue windows shall comply with the following:~~

- ~~—1. The clear horizontal dimension shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet (0.84 m<sup>2</sup>), with a minimum dimension of 36 inches (914 mm).~~
- ~~—2. Window wells with a vertical depth of more than 44 inches (1118 mm) shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6 inches (152 mm).~~

~~—Bars, grilles, grates or similar devices may be installed on emergency escape windows, doors or window wells, provided:~~

- ~~—1. The devices are equipped with approved release mechanisms which are operable from the inside without the use of a key or special knowledge or effort; and~~
- ~~—2. The building is equipped with smoke detectors installed in accordance with Section 313.8.~~

~~—313.5 Light, Ventilation and Sanitation.~~

~~—313.5.1 General.~~

~~—For the purpose of determining the light and ventilation for Group LC Occupancies required by this section, any room may be considered as a portion of an adjoining room when one half of the area of the common wall is open and unobstructed and provides an opening of not less than one tenth of the floor area of the interior room or 25 square feet (2.3 m<sup>2</sup>), whichever is greater.~~

~~—Exterior openings for natural light or ventilation required by this section shall open directly onto a public way or a yard or court as set forth in Section 313.5.4.~~

**EXCEPTIONS:**

- ~~—1. Required exterior openings may open into a roofed porch where the porch:~~
  - ~~—1.1 Abuts a public way, yard or court; and~~
  - ~~—1.2 Has a ceiling height of not less than 7 feet (2134 mm); and~~
  - ~~—1.3 Has a longer side at least 65 percent open and unobstructed.~~
- ~~—2. Skylights.~~

~~—313.5.2 Light.~~

~~—Sleeping rooms and habitable rooms within Group LC Occupancies shall be provided with natural light by means of exterior glazed openings with an area not less than one tenth of the floor area of such rooms with a minimum of 10 square feet (0.93 m<sup>2</sup>).~~

~~—EXCEPTION:~~

~~—Kitchens may be provided with artificial light.~~

~~313.5.3 Ventilation.~~

~~Group LC Occupancies shall comply with provisions for Group R Occupancies as provided in the Washington State Ventilation and Indoor Air Quality Code (Chapter 51-13 of the Washington Administrative Code).~~

~~313.5.4 Yards and Courts.~~

~~313.5.4.1 General.~~

~~This section shall apply to yards and courts adjacent to exterior openings that provide required light or ventilation. Such yards and courts shall be on the same property as the building.~~

~~313.5.4.2 Yards.~~

~~Yards shall not be less than 3 feet (914 mm) in width for one-story and two-story buildings. For buildings more than two stories in height, the minimum width of the yard shall be increased at the rate of 1 foot (305 mm) for each additional story. For buildings exceeding 14 stories in height, the required width of the yard shall be computed on the basis of 14 stories.~~

~~313.5.4.3 Courts.~~

~~Courts shall not be less than 3 feet (914 mm) in width. Courts having windows opening on opposite sides shall not be less than 6 feet (1829 mm) in width. Courts bounded on three or more sides by the walls of the building shall not be less than 10 feet (3048 mm) in length unless bounded on one end by a public way or yard. For buildings more than two stories in height, the court shall be increased 1 foot (305 mm) in width and 2 feet (610 mm) in length for each additional story. For buildings exceeding 14 stories in height, the required dimensions shall be computed on the basis of 14 stories.~~

~~Adequate access shall be provided to the bottom of all courts for cleaning purposes. Every court more than two stories in height shall be provided with a horizontal air intake at the bottom not less than 10 square feet (0.93 m<sup>2</sup>) in area and leading to the exterior of the building unless abutting a yard or a public way. The construction of the air intake shall be as required for the court walls of the building but in no case less than one-hour fire resistive.~~

~~313.5.4.4 Eaves.~~

~~Eaves over required windows shall extend no closer than 30 inches (762 mm) from the side and rear property lines.~~

~~313.5.5 Sanitation.~~

~~313.5.5.1 General.~~

~~Sanitation facilities shall comply with Chapter 29 and the provisions of this section. Any room in which a water closet is located shall be separated from food preparation or storage rooms by a self-closing tight-fitting door.~~

~~313.5.5.2 Group LC Occupancies with six or fewer clients.~~

~~Group LC Occupancies licensed for six or fewer clients shall be provided with not less than one water closet, one lavatory and one bathtub or shower.~~





~~—313.5.5.3 Group LC Occupancies with more than six clients.~~

~~—Group LC Occupancies licensed for more than six clients shall provide not less than one water closet for each 10 male clients, or fractional part thereof, and not less than one water closet for each 8 female clients, or fractional part thereof.~~

~~—In addition, not less than one lavatory shall be provided for each 12 male clients, or fractional part thereof, and not less than one lavatory for each 12 female clients, or fractional part thereof. Where the number of clients of either sex exceeds 12, one lavatory shall be added for each additional 20 males, or fractional part thereof, and one lavatory shall be added for each additional 15 females, or fractional part thereof.~~

~~—In addition, not less than one bathtub or shower shall be provided for every eight clients, or fractional part thereof. Where there are female clients, one additional bathtub or shower shall be provided for each 30 female clients, or fractional part thereof. Where the number of total clients exceeds 150, one bathtub or shower shall be provided for each 20 clients, or fractional part thereof, over 150 clients.~~

~~—313.6 Room Dimensions.~~

~~—313.6.1 Ceiling heights.~~

~~—Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet (2134 mm). The required height shall be measured from the finished floor to the lowest projection from the ceiling.~~

~~—EXCEPTIONS:~~

~~—1. Beams and girders spaced not less than 4 feet (1219 mm) on center may project not more than 6 inches (153 mm) below the required ceiling height.~~

~~—2. Ceilings in basements without habitable spaces may project to within 6 feet 8 inches (2032 mm) of the finished floor, and beams, girders, ducts or other obstructions may project to within 6 feet 4 inches (1931 mm) of the finished floor.~~

~~—3. Not more than 50 percent of the required floor area of a room or space is permitted to have a sloped ceiling less than 7 feet (2134 mm) in height, with no portion of the required floor area less than 5 feet (1524 mm) in height.~~

~~—313.6.2 Floor area.~~

~~—Group LC Occupancies shall have at least one room which shall have not less than 120 square feet (11.2 m<sup>2</sup>) of floor area. Other habitable rooms except kitchens shall have an area of not less than 70 square feet (6.5 m<sup>2</sup>).~~

~~—Portions of a room with a sloped ceiling measuring less than 5 feet (1524 mm) or a flat ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum habitable area for that room.~~

~~—313.6.3 Width.~~

~~—Habitable rooms other than kitchens shall not be less than 7 feet (2134 mm) in any dimension.~~

~~— 313.7 Shaft and Exit Enclosures.~~

~~— Exits shall be enclosed as specified in Chapter 10.~~

~~— Elevator shafts, vent shafts, dumbwaiter shafts, clothes chutes and other vertical openings shall be enclosed and the enclosure shall be as specified in Chapter 7.~~

~~— 313.8 Smoke Detectors and Sprinkler Systems.~~

~~— 313.8.1 Smoke detectors.~~

~~— 313.8.1.1 General.~~

~~— Rooms within Group LC Occupancies that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions.~~

~~— 313.8.1.2 Additions, alterations or repairs.~~

~~— When the valuation of an addition, alteration or repair to a Group LC Occupancy exceeds \$1,000 and a permit is required, or when one or more sleeping rooms is added or created in an existing Group LC Occupancy, smoke detectors shall be installed in accordance with Sections 313.8.1.3 and 313.8.1.4 of this section.~~

~~— EXCEPTION:~~

~~— Repairs to the exterior surfaces are exempt from the requirements of this section.~~

~~— 313.8.1.3 Power source.~~

~~— In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke detectors may be solely battery operated when installed in existing buildings; or in buildings without commercial power; or in buildings which undergo alterations, repairs or additions regulated by Section 313.8.1.2.~~

~~— 313.8.1.4 Location.~~

~~— A detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the Group LC Occupancy has more than one story or in facilities with basements, a detector shall be installed on each story and in the basement. Where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. Where the ceiling height of a room open to a hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the Group LC Occupancy in which they are located.~~

~~— 313.8.2 Sprinkler and standpipe systems.~~

~~313.8.2.1 Sprinkler Systems.~~

~~An automatic sprinkler system shall be installed throughout every Group LC Occupancy three or more stories in height or licensed for more than 16 clients. Group LC Occupancies with 16 or fewer clients, licensed to provide care for more than two clients who have an evacuation capability of II or III, shall be provided with an automatic sprinkler system throughout the facility.~~

~~EXCEPTION:~~

~~An automatic sprinkler system need not be installed in any Group LC Occupancy licensed for six or fewer clients regardless of the level of evacuation capability.~~

~~Where a sprinkler system is required, a system complying with NFPA 13 shall be installed.~~

~~EXCEPTIONS:~~

~~1. An automatic sprinkler system complying with NFPA 13 R may be installed in buildings of four stories or less.~~

~~2. Where a Group LC Occupancy is being established by change of occupancy in an existing building not protected by a sprinkler system as is required above for buildings of new construction, an automatic sprinkler system complying with NFPA Standard 13d may be installed provided the care facility is licensed for not more than 16 clients.~~

~~Residential or quick response heads shall be used in all sprinkler systems.~~

~~313.8.2.2 Standpipe systems.~~

~~Standpipe systems shall be provided where required by Section 905.~~

~~313.9 Fire Alarm Systems.~~

~~Group LC Occupancies licensed for more than 16 clients shall be provided with an approved manual and automatic fire alarm system. The local alarm shall provide an alarm signal with a sound pressure level of 15 dBA above the average ambient sound level in every occupied space within the building. The minimum sound pressure level shall be 70 dBA. The maximum sound pressure level shall not exceed 110 dBA at the minimum hearing distance from the audible appliance.~~

~~313.10 Heating.~~

~~Group LC Occupancies shall be provided with heating facilities capable of maintaining a room temperature of 70°F (21°C) at a point 3 feet (914 mm) above the floor in all habitable rooms.~~

~~313.11 Special Hazards.~~

~~Chimneys and heating apparatus shall conform to the requirements of Chapter 31 and the Mechanical Code.~~

~~In Group LC Occupancies licensed for more than six clients, the storage, use and handling of flammable and combustible liquids shall be in accordance with the Fire Code. In such facilities, doors leading into rooms in which Class I flammable liquids are stored or used shall be protected by a fire assembly having a one-hour fire protection rating. Such fire assembly~~

~~shall be self-closing and shall be posted with a sign on each side of the door in 1-inch (25.4 mm) block letters stating: FIRE DOOR—KEEP CLOSED.~~

~~In Group LC Occupancies licensed for more than 16 clients, rooms containing a boiler, central heating plant or hot water supply boiler shall be separated from the rest of the building by not less than a one-hour occupancy separation.~~

~~Section 403.1 Scope.~~

~~The provisions of this section shall apply to all buildings having occupied floors located more than fifty feet above the lowest level of fire department vehicle access. Such buildings shall be provided with an approved automatic sprinkler system throughout in accordance with Section 403.2.~~

~~Add new Section 419, Minimum Crime Prevention Elements.~~

Section 419 . In all ~~Group R, Division 2 Occupancies~~ rental unit complexes consisting of five or more dwelling units, each unit shall be provided with the following crime prevention devices and design considerations:

1. Security locking devices:

- a. Single-cylinder deadbolt locks on all exterior hinged doors;
- b. A reinforced 4-inch strike-plate attached to the wood framing by not less than two No. 8 by 3-inch screws;
- c. A door viewer having a field of vision of not less than 180 degrees;
- d. Secondary security locking device on all sliding doors in addition to the factory-provided door locking device;
- e. Secondary security locking device on all sliding windows in addition to the factory-installed sash-type lock;
- f. Secondary security locking device on all crank-type or jalousie windows separate from the factory-installed crank device.

All secondary security locks must meet the requirements of Section 310.4, to be openable without keys, any special knowledge or effort..

2. Lighting:

- a. All walkways, hallways, stairwells and entry areas shall be provided with lighting that provides a minimum illumination at floor/ground level of one foot-candle.
- b. All entrance foyers and entryway areas shall be provided with lighting that provides a minimum illumination of three foot-candles at the floor level.
- c. All parking lot lighting shall be provided with timers or photo-electric switching that turns the lighting on automatically at dusk.

3. Fences:

All fences constructed must be constructed to provide through-visibility. Sight-obscuring fencing is not permitted. Fences in Group R, Division 2 Occupancies are not exempt from building permit requirements.

4. Signs:

- a. Address numbers shall be provided for all buildings in such a position as to be plainly visible and legible from the street or road fronting the property.
- b. One sign, located at an approved location at the entrance to the property shall be provided for a map of the entire complex. This site map shall include the roadway layout, building locations, building addresses.
- c. Warning Signs: Each complex shall install a sign, located at an approved location at the entrance to the property containing the words: "No Trespassing On This Property. LMC 9.28.080 - .090."

**Section 3. Section 14.04.016 of the Lacey Municipal Code is hereby amended to read as follows:**

**14.04.016 Amendments--Additions** The following sections of the Residential Code as adopted in Section 14.04.010 are amended to read as follows:

~~Section R101.1 Title, amended to read as follows: These provisions shall be known as the Residential Code for One through Four Unit Dwellings of the City of Lacey, and shall be cited as such and will be referred to as "this code."~~

~~Section R101.2 Scope, amended as follows: The provisions of the International Residential Code for One through Four Unit Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one through four unit dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures.~~

R 105.2 Work Exempt from Permit:

Building, Item 1 amended. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses provided the floor area does not exceed 200 square feet.

Table R301.2(a), Climatic and Geographic Design Criteria, to be filled-in as follows:

Ground Snow Load: 205 psf

Wind Speed (mph): 85

Seismic Design Category: D1

Subject to Damage From

Weathering: Moderate

Frost Line Depth: 12"

Termite: Slight to Moderate

Decay: Slight to Moderate  
Winter Design Temp.: 17° F  
Ice Shield Underlayment Req.: No  
Air Freezing Index: N/A  
Mean Annual Temperature: 50° F

**Section 4. Section 14.05.010 of the Lacey Municipal Coded is hereby amended to read as follows:**

**14.05.010 Adopted.** There is adopted by this reference and made a part of this chapter as though fully set forth herein, at length, that certain code, known as the International Mechanical Code, 2003 Edition, published by the International Code Council, as amended by WAC 51-52 and the International Fuel Gas Code, 2003 Edition, except that the standards for liquified petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquified Petroleum Gases) and ANSI\* Z223.1/NFPA 54 (National Fuel Gas Code), as the mechanical code of the city; provided that those sections of the International Mechanical Code set forth in Section 14.05.015 are amended or deleted as set forth in said section.

**Section 5. Section 14.05.015 of the Lacey Municipal Code is hereby amended to read as follows:**

~~14.05.015 Amendment Section 202. Unusually Tight Construction, is amended to add a new subsection 4: Buildings built in compliance with the 1986 or later editions of the Washington State Energy Code, Northwest Energy Code, or Super Good Cents weatherization standards or equivalent.~~

~~—901.5 Heating.~~

~~—901.5.1 Definitions.~~

~~—For the purposes of this section only, the following definitions apply:~~

~~—“Designated Areas” are those areas designated by a county to be an urban growth area in Chapter 36.70A of the Revised Code of Washington and those areas designated by the US Environmental Protection Agency as being in nonattainment for particulate matter.~~

~~—“Substantially Remodeled” means any alteration or restoration of a building exceeding 60 percent of the appraised value of such building within a twelve-month period.~~

~~—901.5.2 Primary Heating Source.~~

~~—Primary heating sources in all new and substantially remodeled buildings in designated areas, shall not be dependent upon wood stoves.~~

~~—901.5.3 Solid Fuel Burning Devices.~~

~~—No used solid fuel burning device shall be installed in new or existing buildings unless such device is United States Environmental Protection Agency certified or a pellet stove either certified or exempt from certification by the United States Environmental Protection Agency.~~

~~—EXCEPTION:~~

~~—Antique wood cook stoves and heaters manufactured prior to 1940.~~

Sections 1004, 1005, 1006, 1007, 1008, 1009, 1010, and 1011 relating to boilers and pressure vessels are not adopted. Boilers and pressure vessels are regulated by Chapter 70.79 of the Revised Code of Washington and Chapter 296-104 of the Washington Administrative Code.

**Section 6. Section 14.06.010 of the Lacey Municipal Code is hereby amended to read as follows:**

**14.06.010 Adopted.** The Uniform Plumbing Code, 2009<sup>3</sup> Edition, published by the International Association of Plumbing and Mechanical Officials, as amended by the Washington Administrative Code ~~51-46~~ 51-56 and 51-57, including Appendix M as amended, PROVIDED, that any provisions of such code affecting fuel gas piping are not adopted, is adopted as the plumbing code for the city. All requirements of the Uniform Plumbing Code relating to building sewers are adopted.

**Section 7. Section 14.07.010 of the Lacey Municipal Code is hereby amended to read as follows:**

**14.07.010 Adopted.** There is adopted, except as amended in this chapter, that certain code known as the International Fire Code, 2003 Edition, ~~as amended by WAC 51-54 including those standards of the National Fire Protection Association specifically referenced in the International Fire Code:~~ PROVIDED, that, notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand-held candles. Section 503 Fire Apparatus Access Roads, as amended herein, is also adopted. Finally, such adoption shall include Appendices A, B, C, D, E, F, G.

**Section 8. Section 14.07.015 of the Lacey Municipal Code is hereby amended to read as follows:**

**14.07.015 Amendments—Additions.**

Section 503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.7. See 503.2.1, Exception, for fire apparatus access roads which are public rights of-way.

Section 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Exception:

1. All fire apparatus access roadways which are also public rights-of-way shall comply with the City of Lacey Public Street Standards as set forth in the Development Guidelines and Public Works Standards and shall be considered as approved fire apparatus access roads. Such roads shall be constructed with a minimum of 16 feet of unobstructed travel lanes.

2. Any development complying with Lacey Municipal Code Chapter 14.31, Zero Effect Drainage Discharge, in order to meet the intent of Subsection 14.31.030 C., shall have roads complying with this Section or the development or structures constructed within

that development shall be provided with fire protection systems as approved by the fire code official to mitigate any public safety risk created by the installation of streets not meeting the requirements of this section.

Section 503.2.4 Turning Radius. The required turning radius of a fire apparatus access road shall be as shown in the Figures in Appendix D, or as determined by the fire code official due to local conditions.

Section 503.2.8 Distance from Structures. [Add new section]

Fire apparatus access roadways except public rights-of-way shall be a minimum of 10 feet away from the exterior wall of structures, or as otherwise required due to construction type.

Notwithstanding any less restrictive provision of this section, this code, or any other adopted code, standard automatic sprinkler systems shall be installed throughout all buildings thirty-five or more feet in height, or ~~ten thousand seven thousand five hunder~~ (7,500) or more square feet in gross floor area, provided, that one four-hour fire resistive fire wall without openings as defined in Section B104.2 of Appendix B may be used to maintain the maximum gross floor area stated herein.

Section 903.2.2 Group E [Amend section]

~~Notwithstanding any other requirements of this section, an automatic fire extinguishing system shall be installed in all newly constructed buildings classified as Group E Occupancies used for educational purposes through the 12th grade by 50 or more persons for more than 12 hours per week or four hours in any one day.~~

~~For the purpose of this section, additions exceeding 60 percent of the value of such building or structure, or alterations and repairs to any portion of a building or structure within a twelve month period that exceeds 100 percent of the value of such building or structure shall be considered new construction. In the case of additions, area separation walls shall define separate buildings.~~

~~EXCEPTION:~~

~~Portable school classrooms, provided:~~

- ~~1. Aggregate area of clusters of portable school classrooms does not exceed 5,000 square feet (1,465 m<sup>2</sup>); and~~
- ~~2. Clusters of portable school classrooms shall be separated as required in the International Building Code.~~

~~Section 903.2.14 Group LC Occupancies [Add new section]~~

~~An automatic sprinkler system shall be installed throughout every Group LC Occupancy three or more stories in height or licensed for more than 16 clients. Group LC Occupancies with 16 or fewer clients, licensed to provide care for more than two clients who have an evacuation capability of II or III, shall be provided with an automatic sprinkler system throughout the facility.~~

~~EXCEPTION:~~





~~An automatic sprinkler system need not be installed in any Group LC Occupancy licensed for six or fewer clients regardless of the level of evacuation capability.~~

~~Where a sprinkler system is required, a system complying with NFPA 13 shall be installed.~~

~~EXCEPTIONS:~~

~~1. An automatic sprinkler system complying with NFPA 13 R may be installed in buildings of four stories or less.~~

~~2. Where a Group LC Occupancy is being established by change of occupancy in an existing building not protected by a sprinkler system as is required above for buildings of new construction, an automatic sprinkler system complying with NFPA Standard 13D may be installed provided the care facility is licensed for not more than 16 clients.~~

~~Residential or quick response heads shall be used in all sprinkler systems.~~

**903.4 Sprinkler system monitoring and alarms.** All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised.

**Exceptions:**

- 1. Automatic sprinkler systems protecting one- and two-family dwellings.
- 2. Limited area systems serving fewer than 20 sprinklers.
- 3. Automatic sprinkler systems installed in accordance with NFPA13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided.
- 4. Jockey pump control valves that are sealed or locked in the open position.
- 5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
- 6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
- 7. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

In buildings that have floors located above or below the lowest level of fire department vehicle access that are occupied for human occupancy, a separate zone by floor shall be provided by sprinkler water-flow devices connected to and monitored by the fire alarm system.

Section 903.4.3 Floor Control Valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor level in high rise buildings.

Section 907.2 Where required – new buildings and structures. [Amend section]

An approved manual, automatic, or manual and automatic fire alarm system shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.24.

Fire alarm systems required by Sections 907.2.1 through 907.2.24 shall be of an addressable type.

EXCEPTION:

Group R-3 Occupancies.

Where automatic sprinkler protection is installed in accordance with Section 903.3.1.1 or 903.3.1.2 is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. Automatic sprinkler protection installed in accordance with Section 903.1.1 or 903.3.1.2 shall be monitored by central station, with central station service as defined in NFPA 72.

In addition to the requirements of this section an approved addressable fire alarm system shall be provided in all buildings containing 7,500 square feet of gross floor area or greater. For the purposes of this requirement, fire walls shall not define separate buildings.

EXCEPTION: Group U Occupancies.

An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with Section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector.

~~Section 907.2.24 LC Occupancies. [New section]~~

~~Notwithstanding other requirements of Section 907 the following applies to LC Occupancies:~~

~~Section 907.2.24.1 Smoke detectors.~~

~~Smoke detectors shall be provided as required in Sections 907.2.24.1.1 through 907.2.24.1.4.~~

~~Section 907.2.24.1.1 General.~~

~~Rooms within Group LC Occupancies that are used for sleeping purposes shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions.~~

~~Section 907.2.24.1.2 Additions, alterations or repairs.~~

~~When the valuation of an addition, alteration or repair to a Group LC Occupancy exceeds \$1,000 and a permit is required, or when one or more sleeping rooms is added or created in an existing Group LC Occupancy, smoke detectors shall be installed in accordance with Section 907.2.24.1.3 and 907.2.23.1.4 of this section.~~

~~Section 907.2.24.1.3 Power source.~~



~~In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke detectors may be solely battery operated when installed in existing buildings; or in buildings without commercial power; or in buildings which undergo alterations, repairs or additions regulated by Section 907.2.24.1.2.~~

~~Section 907.2.24.1.4 Location.~~

~~A detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the Group LC Occupancy has more than one story or in facilities with basements, a detector shall be installed on each story and in the basement. Where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. Where the ceiling height of a room open to a hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the Group LC Occupancy in which they are located.~~

~~Section 907.2.24.2 Fire alarm systems.~~

~~Group LC Occupancies licensed for more than 16 clients shall be provided with an approved manual and automatic fire alarm system. The local alarm shall provide an alarm signal with a sound pressure level of 15 dBA above the average ambient sound level in every occupied space within the building. The minimum sound pressure level shall not exceed 110 dBA at the minimum hearing distance from the audible appliance.~~

**Section 9. Chapter 14.13 of the Lacey Municipal Code is hereby repealed.**

**Section 10. A new Chapter 14.13 entitled Electrical Code is hereby added to the Lacey Municipal Code to read as follows:**

**14.13.010 Title, Purpose, Scope, Adoption**

- A. **Adopted.** Those certain National and State Electrical Codes and Standards adopted by Chapter 19.28.010 of the Revised Code of Washington as modified and supplemented by the rules and regulations of the State Department of Labor and Industries and as further supplemented by this Chapter regulations are adopted and shall be known as the *Electrical Code* of the City of Lacey and shall be cited as such and will be referred to herein as "this code."
- B. **Purpose.** The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of electrical systems and equipment.
- C. **Scope.** This code shall regulate the design, construction, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of electrical systems and equipment.

#### 14.13.020 APPLICABILITY

- A. **General.** The provisions of this code shall apply to all matters affecting or relating to structures and premises, as set forth in Section 14.13.010.
1. **Existing installations.** Except as otherwise provided for in this chapter, a provision in this code shall not require the removal, alteration or abandonment of, nor prevent the continued utilization and maintenance of, existing electrical systems and equipment lawfully in existence at the time of the adoption of this code.
  2. **Maintenance.** Electrical systems, equipment, materials and appurtenances, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe, hazard-free condition. Devices or safeguards that are required by this code shall be maintained in compliance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of the electrical systems and equipment. To determine compliance with this provision, the code official shall have the authority to require that the electrical systems and equipment be reinspected.
  3. **Additions, alterations and repairs.** Additions, alterations, renovations and repairs to electrical systems shall comply with the provisions of the *International Existing Building Code* and this code, as applicable.
  4. **Change in occupancy.** The provisions of the *International Existing Building Code* shall apply to all buildings undergoing a change of occupancy.
  5. **Moved buildings.** Electrical systems and equipment that are a part of buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new installations.
- B. **Code supremacy.** Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
- C. **Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.
- D. **Validity.** In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions thereof, which are determined to be legal; and it shall be presumed that this code would have been adopted without such illegal or invalid parts or provisions.
1. **Segregation of invalid provisions.** Any invalid part of this code shall be segregated from the remainder of this code by the court holding such part invalid, and the remainder shall remain effective.
- E. **Application of references.** References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapters, sections or provisions of this code.

F. **Referenced codes and standards.** The codes and standards referenced in this code shall be those that are listed in the adopted State Electrical Code and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes or standards, the provisions of this code shall apply.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.

G. **Subjects not regulated by this code.** Where no applicable standards or requirements are set forth in this code, or are contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of nationally recognized standards as are approved shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the code official to determine compliance with codes or standards for those activities or installations within the code official's jurisdiction or responsibility.

#### 14.13.030 ORGANIZATION AND ENFORCEMENT

A. **Creation of enforcement agency.** The division of electrical inspection is hereby created and the official in charge thereof shall be known as the code official. The function of the division shall be to assist the code official in the administration and enforcement of the provisions of this code.

1. **Appointment.** The code official shall be appointed by the chief appointing authority of the jurisdiction. The code official shall appoint an electrical inspector and such assistant inspectors as shall be deemed necessary, all meeting the qualifications set forth in Chapter 19.28.070 of the Revised Code of Washington, and upon such appointment being made, the inspector or inspectors shall have the full power and authority to issue permits and make such inspections as are called for in this chapter and the codes and standards adopted by this chapter.

#### B. DUTIES AND POWERS OF THE CODE OFFICIAL

1. The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

2. **Rule-making authority.** The code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving requirements specifically provided for in this code, or of violating accepted engineering methods involving public safety.

3. **Applications and permits.** The code official is authorized to receive applications, review construction documents and issue permits for the installation of electrical systems and

equipment, inspect the premises for which such permits have been issued, and enforce compliance with the provisions of this code.

(a) **Permit—Issuance to Owner.** The inspector may issue a permit to the owner of any building used and occupied by him, for which a permit is required by this chapter. Nothing in this section shall be construed to restrict the right of any homeowner to assist or receive assistance from a friend, neighbor, relative, or other person when none of the individuals doing such electrical installation hold themselves out as engaged in the trade or business of electrical installations; provided, however, that no permit shall be issued to the owner of any building not otherwise qualified, to do the owner's own electrical wiring if the building for which the permit is required is used as a place of business, apartment house, rental unit or is a new dwelling to be offered for sale within six months from the date of completion.

4. **Notices and orders.** The code official is authorized to issue all necessary notices or orders in accordance with Chapter 10 as are required to effect compliance with this code.
5. **Inspections.** The code official shall make all of the inspections necessary to determine compliance with the provisions of this code in accordance with Lacey Municipal Code Section 14.13.070.
6. **Identification.** The code official shall carry proper identification as required by Section 14.13.070.B.4.(a).
7. **Right of entry.** The code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code in accordance with Section 14.13.070.B.4.

#### **C. CERTIFICATE OF OCCUPANCY**

1. **Use and occupancy.** No building or structure shall be used or occupied until a certificate of occupancy has been provided in accordance with the *International Building Code*.

#### **14.13.040 PERMITS AND FEES**

1. **Permits required.** Permits required by this code shall be obtained from the code official. Permit fees, if any, shall be paid prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the code official.
2. **Types of permits.** An owner, authorized agent or contractor who desires to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace electrical systems or equipment, the installation of which is regulated by this code, or to cause such work to be done, shall first make application to the code official and obtain the required permit for the work.

**Exception:** Where repair or replacement of electrical systems or equipment must be performed in an emergency situation, the permit application shall be submitted within the next working business day of the department of electrical inspection.

3. **Work exempt from permit.** The following work shall be exempt from the requirement for a permit:

- (a) Listed cord and plug connected temporary decorative lighting.
- (b) Reinstallation of attachment plug receptacles, but not the outlets therefor.
- (c) Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.
- (d) Temporary wiring for experimental purposes in suitable experimental laboratories.
- (e) Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of this code or other laws or ordinances of this jurisdiction.

## **B. APPLICATION**

1. **General.** The code official is authorized to receive applications for and issue permits as required by this code.
2. **Application.** Application for a permit required by this code shall be made to the code official in such form and detail as prescribed by the code official. Applications for permits shall be accompanied by such plans as prescribed by the code official.
3. **Action on application.** The code official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the code official shall reject such application in writing, stating the reasons therefor. If the code official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the code official shall issue a permit therefor as soon as practicable.
4. **Inspection required.** Before a permit is issued, the code official is authorized to inspect and approve the systems, equipment, buildings, devices, premises, and spaces or areas to be used.
5. **Time limitation of application.** An application for a permit for any proposed work or operation shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the code official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

## **C. CONDITIONS**

1. **Conditions of a permit.** A permit shall constitute permission to conduct work as set forth in this code in accordance with the provisions of this code. Such permission shall not be construed as authority to violate, cancel or set aside any of the provisions of this code or other applicable regulations or laws of the jurisdiction.

2. **Posting the permit.** Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the code official.
3. **Validity.** The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors in the construction documents and other data. The code official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.
4. **Information on the permit.** The code official shall issue all permits required by this code on an approved form furnished for that purpose. The permit shall contain a general description of the operation or occupancy and its location and any other information required by the code official.
5. **Suspension or revocation.** The code official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error, on the basis of incorrect, inaccurate or incomplete information; in violation of any ordinance, regulation or any of the provisions of this code; or if any one of the following conditions exist:
  - (a) The permit is used for a location or establishment other than that for which it was issued.
  - (b) The permit is used for a condition or activity other than that listed in the permit.
  - (c) Conditions and limitations set forth in the permit have been violated.
  - (d) There have been any false statements or misrepresentations as to the material fact in the application for permit or plans submitted or a condition of the permit.
  - (e) The permit is used by a different person or firm than the name for which it was issued.
  - (f) The permittee failed, refused or neglected to comply with orders or notices duly served in accordance with the provisions of this code within the time provided therein.
  - (g) The permit was issued in error or in violation of an ordinance, regulation or this code.

#### **D. FEES**

1. **Payment of fees.** A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.
2. **Schedule of permit fees.** A fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority. The fees for electrical work shall be as indicated in the fee resolution adopted by the City Council.



3. **Work commencing before permit issuance.** Any person who commences any work before obtaining the necessary permits shall be subject to a civil penalty established by Section 14.13.100.C, which shall be in addition to the required permit fees.
4. **Related fees.** The payment of the fee for the construction, alteration, removal or demolition for work done in connection with, or concurrently with, the work authorized by a permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

#### 14.13.050 CONSTRUCTION DOCUMENTS

1. **Submittal documents.** Construction documents, special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional.

**Exception:** The code official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to determine compliance with this code.

2. **Information on construction documents.** Construction documents shall be drawn to scale upon suitable material. Electronic media documents are permitted to be submitted where approved by the code official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and showing detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the code official.
- (a) **Penetrations.** Construction documents shall indicate where penetrations will be made for electrical systems and shall indicate the materials and methods for maintaining required structural safety, fire-resistance rating and fireblocking.
- (b) **Load calculations.** Where an addition or alteration is made to an existing electrical system, an electrical load calculation shall be prepared to determine if the existing electrical service has the capacity to serve the added load.
3. **Site plan.** The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot.

The code official is permitted to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

#### B. EXAMINATION OF DOCUMENTS

1. **General.** The code official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.
2. **Approval of construction documents.** When the code official issues a permit, the construction documents shall be approved, in writing or by stamp, as "Reviewed for Code Compliance."

One set of construction documents so reviewed shall be retained by the code official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the code official or the authorized representative.

- (a) **Previous approvals.** This code shall not require changes in the construction documents, construction or installation of electrical systems or equipment for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.
- (b) **Phased approval.** The code official is authorized to issue a permit for the installation of part of an electrical system before the construction documents for the electrical system have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire system will be granted.

#### **C. DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE**

1. **General.** Where it is required that documents be prepared by a registered design professional, the code official shall require the owner to engage and designate on the permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall be permitted to designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The code official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the system.

#### **D. HANDLING SUBMITTALS**

1. **Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the code official within a specified period.

Deferral of any submittal items shall have the prior approval of the code official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the code official.

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Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge, who shall review them and forward them to the code official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general compliance with the design of the system. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the code official.

2. **Amended construction documents.** Work shall be installed in accordance with the reviewed construction documents, and any changes made during construction which are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.
3. **Retention of construction documents.** One set of approved construction documents shall be retained by the code official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

#### 14.13.060 APPROVAL

1. **Approved materials and equipment.** All materials, equipment and devices approved by the code official shall be constructed and installed in accordance with such approval.
  - (a) **Technical assistance.** To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the department, the code official is authorized to require the owner or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report.

The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or organization acceptable to the code official and shall analyze the properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

2. **Modifications.** Wherever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and that the modification is in compliance with the intent and purpose of this code, and that such modification does not lessen health, life and fire-safety requirements. The details of action granting modifications shall be recorded and entered in the files of the department of electrical inspection.
3. **Alternative materials, methods, equipment and appliances.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

4. **Material, equipment and appliance reuse.** Materials, equipment, appliances and devices shall not be reused unless such elements have been reconditioned, tested and placed in good and proper working condition and approved.

#### **B. TESTING**

1. **Required testing.** Wherever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction.
2. **Test methods.** Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall approve the testing procedures.
3. **Testing agency.** All tests shall be performed by an approved agency.
4. **Test reports.** Reports of tests shall be retained by the code official for the period required for retention of public records.

#### **C. ALTERNATIVE ENGINEERED DESIGN**

1. **General.** The design, documentation, inspection, testing and approval of an alternative engineered design electrical system shall comply with this section.
2. **Design criteria.** An alternative engineered design shall conform to the intent of the provisions of this code and shall provide an equivalent level of quality, strength, effectiveness, fire resistance, durability and safety. Materials, equipment or components shall be designed and installed in accordance with the manufacturer's installation instructions.
3. **Submittal.** The registered design professional shall indicate on the permit application that the electrical system is an alternative engineered design. The permit and permanent permit records shall indicate that an alternative engineered design was part of the approved installation.
4. **Technical data.** The registered design professional shall submit sufficient technical data to substantiate the proposed alternative engineered design and to prove that the performance meets the intent of this code.
5. **Construction documents.** The registered design professional shall submit to the code official two complete sets of signed and sealed construction documents for the alternative engineered design. The construction documents shall include floor plans and a diagram of the work.
6. **Design approval.** Where the code official determines that the alternative engineered design conforms to the intent of this code, the electrical system shall be approved. If the alternative engineered design is not approved, the code official shall notify the registered design professional in writing, stating the reasons therefor.
7. **Inspection and testing.** The alternative engineered design shall be tested and inspected in accordance with the requirements of this code.

#### **14.13.070 INSPECTIONS AND TESTING**



A. **General.** The code official is authorized to conduct inspections that are deemed necessary to determine the extent of compliance with the provisions of this code and to approve reports of inspection by approved agencies or individuals. All reports of such inspections shall be prepared and submitted in writing for review and approval. Inspection reports shall be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual, detailed or complex technical issues subject to the approval of the governing body.

**B. REQUIRED INSPECTIONS**

1. **General.** The code official, upon notification, shall make the inspections set forth in this section.

(a) **Evaluation and follow-up inspection services.** Prior to the approval of a prefabricated construction assembly having concealed electrical work and the issuance of an electrical permit, the code official shall require the submittal of an evaluation report on each prefabricated construction assembly, indicating the complete details of the electrical system, including a description of the system and its components, the basis upon which the system is being evaluated, test results and similar information, and other data as necessary for the code official to determine conformance to this code.

(1) **Evaluation service.** The code official shall designate the evaluation service of an approved agency as the evaluation agency, and review such agency's evaluation report for adequacy and conformance to this code.

(2) **Follow-up inspection.** Except where ready access is provided to electrical systems, service equipment and accessories for complete inspection at the site without disassembly or dismantling, the code official shall conduct the in-plant inspections as frequently as necessary to ensure conformance to the approved evaluation report or shall designate an independent, approved inspection agency to conduct such inspections. The inspection agency shall furnish the code official with the follow-up inspection manual and a report of inspections upon request, and the electrical system shall have an identifying label permanently affixed to the system indicating that factory inspections have been performed.

(3) **Test and inspection records.** Required test and inspection records shall be available to the code official at all times during the fabrication of the electrical system and the erection of the building; or such records as the code official designates shall be filed.

(b) **Concealed work.** Work shall remain accessible and exposed for inspection purposes until approved. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Wherever any installation subject to inspection prior to use is covered or concealed without having first been inspected, the code official shall have the authority to require that such work be exposed for inspection. Neither the code official nor the

jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

- (c) **Underground.** Underground inspection shall be made after trenches or ditches are excavated and bedded, piping and conductors installed, and before backfill is put in place. Where excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the raceway, cable or conductors, or where corrosive action will occur, protection shall be provided in the form of granular or selected material, approved running boards, sleeves or other means.
- (d) **Rough-in.** Rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and all wiring and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes.
- (e) **Other inspections.** In addition to the inspections specified above, the code official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws, which are enforced by the department of electrical inspection.
- (f) **Final inspection.** The final inspection shall be made after all work required by the permit is completed.
- (g) **Inspection record card.** Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the code official to make conveniently the required entries thereon regarding inspection of the work. This card shall be maintained by the permit holder until final approval has been granted by the code official.
- (h) **Approval required.** Work shall not be performed beyond the point indicated in each successive inspection and test without first obtaining the approval of the code official.

The code official, upon notification, shall make the requested inspections and tests and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the code official.

- 2. **Validity.** Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.
- 3. **Preliminary inspection.** Before issuing a permit, the code official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed. The code official shall be notified when the installation is ready for inspection and is authorized to conduct the inspection within a reasonable period of time.

4. **Entry.** The code official is authorized to enter and examine any building, structure, marine vessel, vehicle or premises in accordance with Section 14.13.070.B.4.(c). for the purpose of enforcing this code.

(a) **Identification.** The code official shall carry proper identification issued by the governing authority where inspecting structures, premises or facilities in the performance of duties under this code and shall be identified by proper credentials issued by this governing authority.

(b) **Impersonation prohibited.** A person shall not impersonate the code official through the use of a uniform, identification card, badge or any other means.

(c) **Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the code official has reasonable cause to believe that there exists in a structure or upon any premises a condition that is contrary to or in violation of this code, which makes the structure or premises unsafe, dangerous or hazardous, the code official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied, that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the code official is authorized to first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to the remedies provided by law to secure entry.

5. **Inspection agencies.** The code official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

6. **Inspection requests.** It shall be the duty of the person doing the work authorized by a permit to notify the code official that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.

7. **Assistance from other agencies.** The assistance and cooperation of police, building, fire and health department officials and all other officials shall be available as required in the performance of duties.

8. **Contractors' responsibilities.** It shall be the responsibility of every contractor who enters into contracts for the installation or repair of electrical systems for which a permit is required to comply with adopted state and local rules and regulations concerning licensing.

#### C. FIELD TESTING

1. **General.** Electrical work shall be tested as required in this code. Tests shall be performed by the permit holder and observed by the code official.

2. **Apparatus, material and labor for tests.** Apparatus, material and labor required for testing an electrical system or part thereof shall be furnished by the permit holder.

3. **Reinspection and testing.** Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this

code. The work or installation shall then be resubmitted to the code official for inspection and testing.

#### **14.13.080 SERVICE UTILITIES**

- A. Connection of service utilities.** No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the code official.
- B. Temporary connection.** The code official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.
- C. Authority to disconnect service utilities.** The code official shall have the authority to authorize disconnection of utility services or energy sources to the building, structure or system regulated by this code in case of an emergency where it is necessary to eliminate an immediate hazard to life or property.

The code official shall notify the serving utility and, wherever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

- 1. Connection after order to disconnect.** A person shall not make utility service or energy source connections to systems regulated by this code, which have been disconnected or ordered to be disconnected by the code official, or the use of which has been ordered to be discontinued by the code official until the code official authorizes the reconnection and use of such systems.

#### **14.13.090 UNSAFE SYSTEMS AND EQUIPMENT**

- A. Unsafe electrical systems.** An electrical system that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared as an unsafe electrical system. Use of an electrical system regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe equipment and appliances are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.
- B. Authority to condemn electrical systems.** Wherever the code official determines that any electrical system, or portion thereof, regulated by this code has become hazardous to life, health or property, the code official shall order in writing that such electrical systems either be removed or restored to a safe condition. A time limit for compliance with such order shall be specified in the written notice. A person shall not use or maintain a defective electrical system or equipment after receiving such notice.

Where such electrical system is to be disconnected, written notice as prescribed in this code shall be given. In cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.

- C. Dangerous conditions.** Wherever the code official shall find in any structure or upon any premises dangerous or hazardous conditions or materials, the code official is authorized to



order such dangerous conditions or materials to be removed or remedied in accordance with the provisions of this code.

- D. **Record.** The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.
- E. **Notice.** If an unsafe condition is found, the code official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe condition to be removed within a stipulated time. Such notice shall require the person thus notified to declare immediately to the code official acceptance or rejection of the terms of the order.
- F. **Method of service.** Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; or (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

#### **14.13.100 VIOLATIONS**

A. **General.** It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any system or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

#### **B. 14.13.100.2 NOTICE OF VIOLATION**

- 1. **Issuance.** Where the code official finds any building, premises, vehicle, system or equipment that is in violation of this code, the code official is authorized to issue corrective orders.
- 2. **Notice.** Wherever the code official determines violations of this code or observes an apparent or actual violation of a provision of this code or other codes or ordinances under the code official's jurisdiction, the code official is authorized to prepare a written notice of violation describing the conditions deemed unsafe and, where compliance is not immediate, specifying a time for reinspection. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.
- 3. **Service.** Any order or notice issued pursuant to this code shall be served upon the owner, operator, occupant or other person responsible for the condition or violation, either by personal service, mail or by delivering the same to, and leaving it with, some person of suitable age and discretion then resident therein.

For unattended or abandoned locations, a copy of such order or notice shall be posted on the premises in a conspicuous place at or near the entrance to such premises, and the order or notice shall be mailed by certified mail with return receipt requested or a certificate of mailing, to the last known address of the owner, occupant or both.

4. **Compliance with orders and notices.** Orders and notices issued or served as provided by this code shall be complied with by the owner, operator, occupant or other person responsible for the condition or violation to which the order or notice pertains.
5. **Failure to correct violations.** If the notice of violation is not complied with, the code official is authorized to request the City Attorney to institute the appropriate legal proceedings to restrain, correct or abate such violation or to require removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of any order or direction made pursuant thereto.
6. **Failure to comply.** Failure to comply with an abatement notice or other corrective notice issued by the code official shall result in each day that such violation continues being regarded as a new and separate offense.
7. **Unauthorized tampering.** Signs, tags or seals posted or affixed by the code official shall not be mutilated, destroyed or tampered with or removed without authorization from the code official.

C. **PENALTIES.** Any person who fails to comply with the provisions of this code or who fails to carry out an order made pursuant of this code or violates any condition attached to a permit, approval or certificate shall be guilty of a misdemeanor.

D. **14.13.100.3.2 ABATEMENT OF VIOLATION.** The imposition of the penalties herein described shall not prevent the City Attorney from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

#### **E. STOP WORK ORDER**

1. **Issuance.** Upon notice from the code official that any electrical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume.
2. **Emergencies.** Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.
3. **Unlawful continuance.** Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

14.13.110 **APPEAL.** Appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, shall be made to the Hearings Examiner pursuant to Lacey Municipal Code Chapter 14.18.

#### **14.13.120 ELECTRICAL PROVISIONS**

1. **Scope.** This chapter governs the specific design and construction of electrical systems and equipment.

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2. **Abatement of electrical hazards.** All identified electrical hazards shall be abated. All identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the code official responsible for enforcement of this code. Electrical wiring, devices, appliances and other equipment which is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.
  3. **Appliance and fixture listing.** Electrical appliances and fixtures shall be tested and listed in published reports of inspected electrical equipment by an approved agency and installed in accordance with all instructions included as part of such listing.

## **B. PROVISIONS**

1. **General.** The provisions of this section shall apply to the design, construction, installation, use and maintenance of electrical systems and equipment. Where differences occur between provisions of this code and referenced codes or standards, the provisions of this code shall apply.
2. **Nonmetallic-sheathed cable.** The use and installation of Type NM, NMC and NMS (nonmetallic sheathed) cable wiring methods shall be limited to a dry condition. Any such wiring shall be installed after the building is roofed, sided or otherwise protected from the elements as approved by the code official.
3. **Cutting, notching and boring.** The cutting, notching and boring of wood and steel framing members, structural members and engineered wood products shall be in accordance with the *International Building Code*.
4. **Penetrations.** Penetrations of walls, floors, ceilings and assemblies required to have a fire-resistance rating, shall be protected in accordance with the *International Building Code*. Where cables, conductors and raceways penetrate fireblocking or draftstopping, such penetrations shall be protected by filling the annular space with an approved fireblocking material.
5. **Smoke detector circuits.** Smoke detectors required by the *International Building Code* and installed within dwelling units shall not be connected as the only load on a branch circuit.

Such detectors shall be supplied by branch circuits having lighting loads consisting of lighting outlets in habitable spaces.

6. **Appliance access.** Where appliances requiring access are installed in attics or underfloor spaces, a lighting fixture controlled by a switch located at the required passageway opening to such space and a receptacle outlet shall be provided at or near the appliance location.
7. **Equipment and door labeling.** Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident.
8. **Smoke alarm power source.** In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when

the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

**Exception:** Smoke alarms are not required to be equipped with battery backup in Group R-1 where they are connected to an emergency electrical system.

9. **Smoke alarm interconnection.** Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-2, R-3 or R-4, or within an individual sleeping unit in Group R-1, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

### **C. EXISTING ELECTRICAL FACILITIES**

1. **Existing buildings.** This section shall apply to buildings and structures that are within the scope of the *International Property Maintenance Code*. Every occupied building shall be provided with an electrical system in compliance with the requirements of Sections 14.13.120.C.1.(a). through 14.13.120.C.1.(e).

(a) **Service.** The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with this code. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

(b) **Electrical system hazards.** Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

(c) **Installation.** All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

(d) **Receptacles.** Every habitable space in a dwelling shall be provided with at least two separate and remote receptacle outlets. Every laundry area shall be provided with at least one grounding-type receptacle outlet or a receptacle outlet with ground fault circuit interrupter protection. Every bathroom shall contain at least one receptacle outlet. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

(e) **Lighting fixtures.** Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall be provided with at least one electric lighting fixture.

**14.13.130 VIOLATION DEEMED MISDEMEANOR.** Any violation of this chapter or the codes adopted herein shall constitute a misdemeanor.

**Section 11. Section 14.14.040 of the Lacey Municipal Code is hereby amended to read as follows:**

**14.14.040 Insignia required--Smoke detectors.** All such manufactured homes installed within the city shall contain the insignia of approval of the state of Washington or be exempt from said insignia, all pursuant to the standards of the state of Washington for the manufacture of such homes, and shall be provided with approved smoke detectors conforming to the Uniform Building Code Standard No. 43-6.

**Section 12. Section 14.16.010 of the Lacey Municipal Code hereby amended to read as follows:**

**14.16.010 Adopted.** There is adopted and by its reference made a part of this chapter as though fully set forth herein, at length, that certain code, known as the City of Lacey International Property Maintenance Code, 2003 Edition, published by the International Code Council, as amended in Lacey Municipal Code Section 14.16.016.

**Section 13. A new Section 14.16.016 is hereby added to the Lacey Municipal Code to read as follows:**

**14.16.016 Amendments, Deletions, and Additions** The following sections of the International Property Maintenance Code as adopted in Section 14.16.010 are amended to read as follows (additions are noted by underline and deletions are noted by strikethrough):

**101.1, Title** These regulations shall be known as the Property Maintenance Code of the City of Lacey [NAME OF JURISDICTION], hereinafter referred to as "this code."

**102.3 Application of other codes.** Repairs, additions or alterations to a structure, or changes of occupancy shall be done in accordance with the procedures and provisions of the International Existing Building Code. Nothing in this code shall be construed to cancel, modify or set aside any provision of the City of Lacey International Zoning Code.

**103.4 Section 103.4 is hereby deleted from the International Property Maintenance Code as adopted.**

**103.5 Fees.** The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the City of Lacey Fee Resolution adopted by the City Council following schedule.

**104.3.1. A new subsection 104.3.1 is hereby added to the International Property Maintenance Code adopted to read as follows:**

**104.3.1 Initial Inspection and Enforcement.** An initial enforcement determination shall be undertaken against buildings or properties whenever the building official has reason to believe that a violation of this code exists; or a complaint is filed with the department by any person, provided that where complaints have been filed by tenants, the tenant first exhaust all remedies provided through the Washington State Landlord Tenant Act, unless circumstances exist that give evidence of an immediate life safety or health condition that warrants an immediate response by the department.

**105.2 Alternative materials, methods and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved and complies with all other codes adopted by the City of Lacey. An alternative material or method of construction shall be approved where the code official finds that the proposed design is

satisfactory and complies with all other codes adopted by the City of Lacey and the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

**106.3 Prosecution of violation.** Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor, ~~and the violation shall be deemed a strict liability offense.~~ If the notice of violation is not complied with, the code official shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the ~~authority having jurisdiction~~ City of Lacey on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

**107.3 Method of service.** Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified mail with return receipt requested, addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

If the whereabouts of any of such persons is unknown and the same cannot be ascertained by the code official in the exercise of reasonable diligence, and the code official makes an affidavit to that effect, then the serving of such complaint or order upon such persons may be made either by personal service or by mailing a copy of the complaint and order by certified mail, postage prepaid, return receipt requested, to each such person at the address of the building involved in the proceedings, and mailing a copy of the complaint and order by first class mail to any address of each such person in the records of the county assessor or the county auditor for the county where the property is located.

Such complaint shall contain a notice that a hearing will be held before the code official, at a place therein fixed, not less than ten days nor more than thirty days after the serving of said complaint; and that all parties in interest shall be given the right to file an answer to the complaint, to appear in person, or otherwise, and to give testimony at the time and place in the complaint. The rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the code official.

A copy of such complaint shall also be filed with the auditor of the county in which the dwelling, building, structure, or premise [premises] is located, and such filing of the complaint or order shall have the same force and effect as other lis pendens notices provided by law.

**108.2 Closing of vacant structures.** If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and ~~shall be a lien~~



~~upon such real estate and may be collected by any other legal resource such costs will be recoverable pursuant to Lacey Municipal Code Section 14.16.015.~~

**108.2.1 Standards for securing buildings.** To secure a building, all doors, window openings, or other openings on floors accessible from grade shall be closed and locked, or shuttered to prevent third party entry. If openings are damaged so they cannot be secured using normal building amenities, they shall be secured by covering with 7/16 inch minimum thickness structural panel cut to fit over the building opening and secured with #10 Wood Screws with fender washers. The screws shall penetrate the wood framing by a minimum of 1-1/4 inches and the screws shall be spaced around the perimeter of the opening at no more than 12 inches on center.

**109.5 Costs of emergency repairs.** Costs incurred in the performance of emergency work shall be paid by the jurisdiction. ~~The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs. Cost recovery shall be pursuant to Lacey Municipal Code Section 14.016.015.~~

**Section 111 of the International Building Code is deleted from the code adopted by the City of Lacey and a new Section 111 is hereby adopted to read as follows:**

**Section 111 Means of Appeal:**

**111.1 Application for appeal.** Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Hearings Examiner pursuant to Lacey Municipal Code Chapter 14.18, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

**111.2 Notice of meeting.** The Hearings Examiner shall hold a hearing upon notice from the code official, within 20 days of the filing of an appeal, or at stated periodic meetings.

**111.3 Open hearing.** All hearings before the Hearings Examiner shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

**111.3.1 Procedure.** The Hearings Examiner shall adopt and make available to the public through the code official procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.

**302.4 Weeds Vegetation.** All premises and exterior property shall be maintained pursuant to Lacey Municipal Code Chapter 9.52. free from weeds or plant growth in excess of (jurisdiction to insert height in inches). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the

weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

**302.8 Motor ~~v~~ Vehicles.** Except as provided for in other regulations, no inoperative or unlicensed ~~motor~~ vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. This section applies to any vehicle as defined in RCW Section 46.04.670.

**Exception:** A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

**302.10.** A new subsection 302.10 is hereby added to the International Property Maintenance Code as adopted to read as follows:

**302.10 Recreational vehicles or other vehicles.** No recreational vehicle as defined by Lacey Municipal Code Chapter 16.06 or other vehicles shall be used for the purpose of living, sleeping, cooking or any similar use while parked on public or private property.

**302.11.** A new subsection 302.11 is hereby added to the International Property Maintenance Code as adopted to read as follows:

**302.11 Cargo containers and semi trailers.**

**302.11.1** Cargo containers, except as permitted by the City of Lacey land use regulatory code, shall not be permitted to be used as storage buildings. Cargo containers which are permitted by the land use regulatory code to be used as storage buildings shall be provided with a foundation system that provides adequate clearance from the ground to prevent deterioration and shall be provided with an anchorage system to prevent sliding or overturning by wind or seismic forces prescribed by the building code.

**302.11.2** Semi trailers shall not be used as storage buildings.

**303.** Section 303 is hereby deleted from the International Property Maintenance Code as adopted.

**304.14.** Subsection 304.14 is hereby deleted from the International Property Maintenance Code as adopted.

**306.1 General.** Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than ~~30~~ 34 inches (762 mm) high or more than ~~42~~ 38 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than ~~30~~ 36 inches (762) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

**Exception.** Guards shall not be required where exempted by the adopted building code.

**602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied,



to furnish heat to the occupants thereof shall supply heat ~~during the period from [DATE] to [DATE]~~ to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

**Exceptions:**

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the *International Plumbing Code*.
2. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 65°F (18°C) shall be maintained.

**602.4 Occupiable work spaces.** Indoor occupiable work spaces shall be supplied with heat ~~during the period from [DATE] to [DATE]~~ to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

**Exceptions:**

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activity.

**Section 14. Section 14.16.020 of the Lacey Municipal Code is hereby amended to read as follows:**

**14.16.020** Violations deemed misdemeanor. Unless otherwise provided in the International Property City of Lacey Maintenance Code, any violations of the provisions of the International City of Lacey Property Maintenance Code as herein adopted constitute a misdemeanor

**Section 15. The Summary attached hereto is approved for publication.**

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this 24th day of June, 2004.

CITY COUNCIL

By W. J. C. [Signature]  
Mayor

Attest:

[Signature]  
City Clerk

Approved as to form:

[Signature]  
City Attorney

Published: June 28, 2004

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SUMMARY FOR PUBLICATION

ORDINANCE 1225

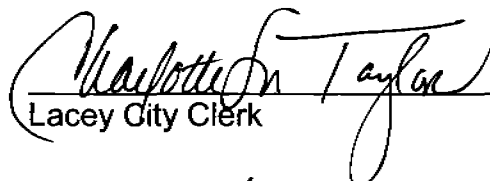
CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on June 24, 2004, Ordinance No. 1225, entitled "AN ORDINANCE MAKING CERTAIN HOUSEKEEPING CHANGES TO TITLE 14 OF THE LACEY MUNICIPAL CODE, REPEALING THE EXISTING ELECTRICAL CODE LACEY MUNICIPAL CODE CHAPTER 14.13 AND ADOPTING A NEW ELECTRICAL CODE LACEY MUNICIPAL CODE CHAPTER 14.13, ADOPTING THE INTERNATIONAL PROPERTY MAINTENANCE CODE AS AMENDED LACEY MUNICIPAL CODE SECTION 14.16.016, AMENDING LACEY MUNICIPAL CODE SECTIONS 14.04.010, 14.04.015, 14.04.016, 14.05.010, 14.05.015, 14.06.010, 14.07.010, 14.07.015, 14.14.040, 14.16.010, AND 14.16.020, AND APPROVING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are as follows:

1. The City of Lacey adopted the International Property Maintenance Code as the City of Lacey Property Maintenance Code as amended by newly adopted section 14.16.016 of the Lacey Municipal Code.
2. The City of Lacey repealed the existing Electrical Code, Chapter 14.13 of the Lacey Municipal Code.
3. The City of Lacey adopted a new Electrical Code, new Chapter 14.13 of the Lacey Municipal Code.
4. The City of Lacey amended Sections 14.04.010, 14.04.015, 14.04.016, 14.05.010, 14.05.015, 14.06.010, 14.07.010, 14.07.015, 14.14.040, 14.16.010, AND 14.16.020 of the Lacey Municipal Code.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

  
\_\_\_\_\_  
Lacey City Clerk

Published: June 28, 2004.

Monday